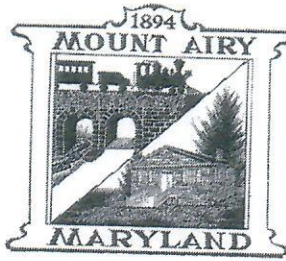


LARRY HUSHOUR
Mayor

JASON M. POIRIER
Council President



Council Members
PAMELA M. REED
Secretary

KARL L. MUNDER
LYNNE P. GALLETTI
STEPHEN L. DOMOTOR

October 3, 2022

Frall Developers, Inc.
Attn: James M. Frey, President
P.O. Box 659
Mount Airy, MD 21771

Re: Project Name: Pine Grove Manor Lots 1, 2, 3, 4, and 6 Section One
PWA / File Number: T-96-030F
Performance Bond Number: 1150054

Dear Mr. Frey,

Please have Lexon Insurance Company provide a Bond Rider reducing the Performance Bond from \$176,966.41 to a new liability of \$34,458.10 with all other terms and conditions remaining in full force and effect.

Once the bond rider is submitted and accepted by the Department of Community Planning the bond amount will be reduced.

For questions or clarification, please contact the Planning & Zoning Review Coordinator, Debra Clinton at 301-829-1424.

Sincerely,

Larry Hushour
Mayor

c. Lexon Insurance Company
Attn: David E. Campbell, President
12890 Lebanon Road
Mt. Juliet, TN 37122

Department of Community Planning
Barney Quinn, Town Engineer
File

October 3, 2022

On May 5, 2014, the Public Works Agreement – Pine Grove Manor was presented to the Town Council. Councilman Helt moved to approve PWA with Mr. McCarron's changes. Seconded by Councilman Strong. Vote: All in favor.

In August 2017, the Town of Mount Airy and Frall Developers entered into a Public Works Agreement (PWA) for Pine Grove Manor Lots 1, 2, 3, 4, and 6, Section One, T-96-030F. A Performance Bond was submitted for the surety of the PWA, Bond No. 1150054.

Bond release No. 1, in the amount of \$202,042.65, was released on 7/18/2019.

Frall Developers completed all property development and public improvements described within the public works agreement. All County agencies approved and provided bond releases. The Town Engineer approved releasing everything except for the contingency. The total amount of release No. 2 is \$107,455.70. with a remaining balance of \$34,458.10 to be held for one year.

Thank you,

Debra Clinton
Planning & Zoning Review Coordinator

Pine Grove Manor (Lots 1, 2, 3, 4, and 6 Section One) T-96-030F

Contract Amounts for Periodic Reductions in Performance Bond No. 1150054

10/03/2022 Release Request #2

Work Description	Contract Amount for Security Deposit	Approved Reductions To Date	Balance on Hand	Release Requested	Release Recommended
Road Paving***	\$ 65,146.94	\$ -	\$ 32,573.47	\$ 32,573.47	\$ 32,573.47
Curb, gutter and sidewalk***	\$ 30,124.55	\$ -	\$ 20,000.55	\$ 20,000.55	\$ 20,000.55
Storm Drainage***	\$ 70,385.51	\$ -	\$ 20,000.20	\$ 20,000.20	\$ 20,000.20
SWM*	\$ 23,366.53	\$ -	\$ 23,366.53	\$ 23,366.53	\$ 23,366.53
Sediment Control*	\$ 10,809.52	\$ -	\$ 10,809.52	\$ 10,809.52	\$ 10,809.52
Grading***	\$ 46,152.17	\$ -	\$ 11,538.04	\$ 11,538.04	\$ 11,538.04
Water***	\$ 42,531.04	\$ -	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Sewer***	\$ 51,814.70	\$ -	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Landscaping***	\$ 4,250.00	\$ -	\$ 4,250.00	\$ 4,250.00	\$ 4,250.00
Totals	\$ 344,580.96	\$ -	\$ 142,538.31	\$ 142,538.31	\$ 142,538.31
Contingency ***	\$ 34,458.10		\$ 34,458.10	\$ 34,458.10	\$ -
Total Amount Bonded	\$ 379,039.06	\$ -	\$ 176,996.41	\$ 176,996.41	\$ 142,538.31

- * Approval of Carroll County Stormwater Management Office required prior to release
- * Approval of Carroll County Office of Grading and Sed. Control required prior to release
- *** Approval of Town Engineer and required prior to release

REDUCTION SUMMARY

Date Approved	Amount
Date Set Up - 08/19/2017	\$ 379,039.06
Release #1 - 7/18/2019	\$ (202,042.65)
Release #2 - 8/22/2022	\$ (142,538.31)
Total	\$ 34,458.10

8/22/2022 Recommend release as described above per T.E. and T.I inspection

Hold contingency, \$34,458.10, for one year

MINUTES OF MOUNT AIRY TOWN COUNCIL MEETING – MAY 5, 2014

4. **Ordinance 2014-12** – a budget amendment for the tennis & basketball court rehabilitation project. **Introduction:** Councilman Helt introduced Ordinance 2014-12, seconded by Councilman King. It will be brought back at the special council meeting to be held after the swearing-in on 5/12 because the Town Engineer wants to move forward on this project as soon as possible.

8. UNFINISHED BUSINESS - None

9. NEW BUSINESS

Strategic Plan Update – Councilman Everich gave a power point presentation on the Strategic Plan Update. Resident, Howard Weinberg, made comments with regards to the Town's emergency services – troopers and fire department. Councilman Everich noted that if they are identifying gaps in police protection how do we close the gaps? The Mayor explained that we do have back up troopers/sheriffs. Mrs. Singleton addressed post employee benefits which will decrease in the future.

Commission Quorum – C. Everich - Discussion was held regarding quorums on Town Commissions – Advisory Commission vs. legislative authority Commissions (Ethics and Planning). It was discussed that for the Commissions that are more advisory, if they can't reach a quorum they can hold the meeting and make recommendations to the Council. The Town Attorney felt that this should be put in Ordinance form. Former Mayor Johnson prepared guidelines for the Commission members (Resolution 2006-9 and Ordinance 2006-8). This issue will be look into for advisement.

Public Works Agreement (PWA) for Pine Grove Manor - The Town Attorney addressed the PWA and some minor changes will be made. **MOTION:** Councilman Helt moved to approve the PWA with Mr. McCarron's changes. Seconded by Councilman Strong. Vote: All in favor.

Award of Contract – Watkins Park Tennis and Basketball Court, Village Gate Tennis Court Rehabilitation - B. Quinn – This will be addressed at the 5/12/14 special council meeting.

Reduction in Bonding for St. Andrews Presbyterian Church - Councilman Everich recused himself from the meeting, due to potential conflict of interest. Staff report was reviewed (attached). **MOTION:** Councilman Helt moved to approve the staff's recommendation to release \$161,754.10, seconded by Councilman King. Vote: yea -4; Nay 0.

10. MAYOR AND COUNCIL REPORTS – Highlights/action items only Mayor's Report and Commission appointments and re-appointments.

The Mayor will circulate his report in the near future. He recommended that Kevin Jackson be reappointed to the Board of Appeals, and appoint Beverly Blatchford to the Beautification Commission, and David Pribulick to the Streets and Roads Commission. **MOTION:** Councilman Everich moved to approve the Mayor's recommendations. Seconded by Councilman King. Vote: All in favor.

Sanitation & Recycling Commission & Arts Council – Councilman King gave his report. Highlights – getting money for pothole repair \$5,000- \$6,000 from Frederick County. He addressed upcoming events for the Arts Alliance and Recycling/Sanitation Commission.